


Planning and Development Department Update

DATE: October 21st, 2011
TO: Mayor Setti D. Warren
FROM: Candace Havens, Director of Planning and Development 
RE: Friday Report
CC: Board of Aldermen
Robert Rooney, Chief Operating Officer

This weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

Monday 10/24/11	<ul style="list-style-type: none">• Zoning and Planning Committee, 7:45 p.m., Aldermanic Chamber
Tuesday 10/25/11	<ul style="list-style-type: none">• Zoning Board of Appeals Public Hearing, 7:00 p.m., Aldermanic Chamber• Real Property Reuse Committee, 7:45 p.m., Room 209• Bicycle-Pedestrian Task Force, 7:45 p.m., Cafeteria, City Hall basement
Wednesday 10/26/11	
Thursday 10/27/11	<ul style="list-style-type: none">• Newton Historical Commission, 7:00 p.m., Room 202• Traffic Council, 7:00 p.m., Room 222• Conservation Commission, 7:30 p.m., Room 209

- **Zoning & Planning Committee:** The Committee will hold a Public Hearing on **Monday, October 24th** at 7:45 p.m. in the Aldermanic Chamber. The following items will be discussed: **#249-11**, Frank Utano, et al., requesting a special meeting to discuss and revise the new FAR regulations of Ordinance Z-77; and item **#49-11** requesting the Planning and Development and Inspectional Services Departments report on the data collected over the past eight months on the new FAR which went into effect on October 15th. After the public hearing, the Committee will hold a **Working Session** to discuss the following items **#26-11(2)**, a Mixed-Use Centers Element amendment to the Comprehensive Plan, which includes a vision and guidance for the development or redevelopment of large mixed-use centers; **#81-11**, requesting a regular update from the Chair of the Zoning Reform Group; and **#295-11**, re-appointing Joyce Moss to the Planning and Development Board. **Contact Seth Zeren at 617.796.1145 or szeren@newtonma.gov.**
- **Zoning Board of Appeals:** The Board will hold a Public Hearing on **Tuesday October 25th** at 7:00 p.m. in the Aldermanic Chambers. The following petitions will be heard: **#20-11**, Eugene P. Rhee and Katherine P. Liao, **39 Priscilla Road**, requesting a variance of 3.5 feet from the rear yard setback in order to construct a detached 2-car garage. In addition, the petitioners are requesting a variance of 3.8 feet from the side yard setback in order to construct the same detached 2-car garage; **#21-11**, Gerald A. McDade, **371 Waltham Street**, requesting a 7.5 foot variance from the frontage requirement; **#22-11**, Kenneth P. Lyons and Josephine Lyons, **170 Suffolk Road**, requesting a 9.2 foot variance from the front yard setback to construct a portico, resulting in a front yard setback of 30.8 feet. **Contact Sherri Lougee at 617.796.1061 or slougee@newtonma.gov.**
- **Real Property Reuse Committee:** The Committee will meet on **Tuesday, October 25th** at 7:45 p.m. in Room 209. The following items will be heard: **#287-11**, Director of Planning and Development submitting on October 3, 2011, a letter stating that the building and land at **1294 Centre Street** is not needed for municipal purposes and should be made available for lease or sale pursuant to Section 2-7; **#150-09(6)** consideration of recommendations of the Joint Advisory Planning Group and the Planning and Development Department reports filed pursuant to Ordinance Sec. 2-7(2)b) identifying alternatives for the future use of the Austin Street municipal parking lot at **28 Austin Street**, on land known as SBL 24, 9, 15, containing approximately 74,536 sq. ft. of land, in Newtonville, which was declared surplus by the Commissioner of Public Works on December 1, 2010. **Contact Eve Tapper at 617.796.1141 or etapper@newtonma.gov.**
- **Newton Historical Commission:** The Commission will meet on **Thursday, October 27th** at 7:00 p.m., in Room 202. The following items will be heard: **City-wide Archaeological Survey Presentation**; **34 Morton Road**, request to demolish house and garage; **70 Spiers Road**, request to demolish house; **48 McCarthy Road**, request to demolish

house; **31 Elm Street**, request to demolish house; **37 Elm Street**, request to demolish house; **14 Baldpate Hill Road**, request to demolish house; **295 Upland Avenue**, request to demolish house; **103 Beethoven Avenue**, request to demolish house; **Administrative Discussion**, Approval of Minutes and Design Guidelines update. **Contact Brian Lever at 617.796.1129 or blever@newtonma.gov.**

- **Traffic Council:** The Council will meet on **Thursday, October 27th** at 7:00 p.m., in Room 222. The following items are scheduled to be discussed: James Danila requesting the removal of the following text from Section TPR-145: "Where directed by the commissioner of public works, traffic control signals shall be placed in flashing operation between the hours of 11:00 p.m. and 7:00 a.m. The commissioner of public works shall consult with the chief of police regarding each such determination; Cate Burrell on behalf of the Hills & Falls Nursery School, requesting a) extend time signs to run the length of the east side of **Concord to Hager Streets**, b) extend time on signs to include 11:30am - 12:15pm c) requesting to reserve eight parking spaces for staff on the west side of **Concord Street** and d) requesting painted designations where vehicles should park (Note: this item was held for a trial on 7/28/11); Planning Department, requesting consideration of potential changes to the parking restrictions on **Washington Street** between the Charles River and Route 128, and on **Concord Street between Washington Street and Hager Street**, which may include adding new parking meters and/or converting some existing meters from short term to long term parking; Ald. Lappin on behalf of Colella Road and Stein Circle area abutters requesting parking restrictions on **Colella Road** and or **Stein Circle**; David Carlstrom, requesting a stop sign at the intersection of **Cypress and Parker Streets**; Jennifer Baverstan, requesting 2-hour parking restrictions weekdays on **Southwick Road**; Richard Pascarelli, requesting establishment of a loading zone in the vicinity of **432 Newtonville Avenue** (Note: this item was held on 09/22/11). **Contact David Koses at 617.796.1133 or dkoses@newtonma.gov.**
- **Conservation Commission:** The Commission will meet on **Thursday, October 27th** at 7:30 p.m., in Room 209. The following items will be heard: **DCR Yearly Operating Plan (VMP) for Newton RDA; Proposed Eagle Scout Project** at Helen Heyn Conservation Area; **292 Franklin Street**, proposed repaving and changes to driveway within 200-ft. riverfront area; **255 Newtonville Avenue**, NOI proposal to fence in 5,000 s.f. for commercial dog exercise yard within 200-ft. riverfront area; **25 Kempton Place**, NOI excavation for sewer hook-up and septic system abandonment; **39 Dexter Road**, NOI tear down and rebuild within 200-ft. riverfront area; **320-322 Needham Street, EO. Violations: 73 Beaconwood Road, EO; 193 Oak Street Village Condos, EO. Certificates of Compliance: 75 Albemarle Road; Charles River Canoe & Kayak dock expansion; 49 Buswell Park; 326 Fuller Avenue, BBCC; 24 Warren Street; Riverside MBTA Station.** For the complete agenda please go to <http://www.ci.newton.ma/cityplcc.htm> or **Contact Anne Phelps at 617.796.1134 or aphelps@newtonma.gov.**
- **Halloween Window Painting and the "Spirit of Newtonville:"** On **Saturday, October 29th**, Newton children will add some color and flair to businesses in several of our villages by participating in the 12th annual Halloween Window Painting Contest sponsored by Newton Community Pride. In Newtonville, the event will take on an even more festive theme as local businesses will be providing music, sweet treats, discounts, and raffle prizes as part of the special "Spirit of Newtonville" event from 10:00 a.m. to 3:00 p.m. Visit our local shops, restaurants, and services on a fall Saturday! **Contact Amanda Stout at 617.796.1127 or astout@newtonma.gov**
- **Community Preservation Committee: Happy 10th Birthday, Newton CPA!**



Come to our first neighborhood birthday party, for **Newton Corner, Nonantum, and Newtonville, 7-9 p.m., Tuesday, November 15th**, in the Newton North High School Film Lecture Hall (enter from the front lobby). **Refreshments provided!** Meet the Community Preservation Committee, ask questions about the program, comment on past projects, and use our interactive maps to share your ideas for future projects.

- **The Zoning Reform Group** will hold a public meeting on **Thursday, November 3rd**, at 7:00 p.m. at the Newton Senior Center, 345 Walnut Street in Newtonville to present the groups findings and proposed plan for zoning reform. All are welcome and encouraged to attend, light refreshments will be served. **For more information, see the Zoning Reform Group's webpage <http://newtonma.gov/Planning/zoning-reform-group.htm>, or contact: Seth Zeren at 617.796.1145 or szeren@newtonma.gov.**